



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Ln.
Las Vegas, NV 89113

August 10, 2016
6:00 p.m.

A G E N D A

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones & other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from **Maureen Helm** at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov

Board Members:	Frank J. Kapriva – Chair Cheryl Wilson – Vice Chair David Chestnut	Laura Ring Rocky Brandonisio
Secretary:	Maureen Helm 702-606-0747	MHelmTAB@gmail.com
Town Liaison:	Tiffany Hesser 702-455-7388	tth@ClarkCountyNV.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of July 27, 2016 Minutes (For possible action)
- IV. Approval of Agenda for August 10, 2016 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY
DON BURNETTE, County Manager

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **TM-0096-16 - RED ARROW INVESTMENTS, LLC:**

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Valadez Street within Enterprise. SB/pb/mcb (For possible action) **BCC 8/17/16**

PREVIOUS ACTION Enterprise TAB July 27, 2016: HELD to August 10, 2016 TAB per agreement of applicant to meet with neighbors.

2. **VS-0444-16 - RED ARROW INVESTMENTS, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Camero Avenue located between Valadez Street and Cimarron Road within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 8/17/16**

PREVIOUS ACTION Enterprise TAB July 27, 2016: HELD to August 10, 2016 TAB per agreement of applicant to meet with neighbors.

3. **WS-0443-16 – RED ARROW INVESTMENTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue.

DESIGN REVIEW for a single family residential subdivision on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Valadez Street within Enterprise. SB/pb/raj (For possible action) **BCC 8/17/16**

PREVIOUS ACTION Enterprise TAB July 27, 2016: HELD to August 10, 2016 TAB per agreement of applicant to meet with neighbors.

4. **TM-0098-16 – MOSAIC FOUR, LLC, ET AL:**

TENTATIVE MAP consisting of 88 single family residential lots and common lots on 15.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/dg/mcb (For possible action) **BCC 8/17/16**

5. **ZC-0489-16 – RONALD REISS TRUST:**
ZONE CHANGE to reclassify 2.1 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone for a proposed medical office building in an MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** access to a residential local street; **3)** increase building height; and **4)** non-standard improvements.
DESIGN REVIEWS for the following: **1)** a proposed medical office building; **2)** a lighting plan; and **3)** increased finished grade for a proposed medical office building. Generally located on the southeast corner of Blue Diamond Road and Mohawk Street within Enterprise (description on file). SB/al/ml (For possible action) **BCC 8/17/16**

6. **UC-0483-16 – SOUTH BEACH – SHLV, LLC:**
USE PERMIT for on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex.
DESIGN REVIEW for site modification to an approved community center and leasing office on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. SB/rk/mcb (For possible action) **PC 9/6/16**

7. **UC-0506-16 – FRANCIS DEVELOPMENT, INC:**
USE PERMITS for the following: **1)** allow office as a principal use; and **2)** allow retail sales as a principal use in conjunction with a proposed office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a trash enclosure in the front setback; **2)** allow tandem parking spaces; **3)** reduce setbacks; **4)** allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.
DESIGN REVIEWS for the following: **1)** an office/warehouse building; and **2)** a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/al/ml (For possible action) **PC 9/6/16**

8. **TM-0122-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDVER TENTATIVE MAP consisting of 72 (previously notified as 65) single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/16**

9. **VS-0409-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment), and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) (right-of-way vacation no longer needed) within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 9/7/16**

10. **WS-0408-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area (previously not notified); **2)** allow single family residential lots to front a collector street (previously not notified); and **3)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) (previously not notified).
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade (previously not notified) on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action)
BCC 9/7/16
11. **DR-0486-16 – 4129, LLC:**
DESIGN REVIEWS for the following: **1)** a commercial complex; and **2)** landscaping on a portion of 7.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. SB/jt/raj (For possible action)
BCC 9/7/16
12. **DR-0494-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**
DESIGN REVIEWS for the following: **1)** commercial building with a drive-thru within a future retail center; and **2)** lighting plan on a portion of 1.9 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action)
BCC 9/7/16
13. **NZC-0953-14 (ET-0104-16) – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
ZONE CHANGE to reclassify 1.4 acres from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
WAIVERS OF CONDITIONS of a zone change (NZC-0356-13) requiring the following: **1)** provide minimum 10,000 square foot lots along the northern boundary of the development; **2)** provide a minimum 10 foot wide intense landscape buffer along Blue Diamond Road; and **3)** design review as a public hearing on final plans.
DESIGN REVIEW for a single family residential development on 25.0 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise (description on file). SB/jvm/mcb (For possible action)
BCC 9/7/16
14. **NZC-0356-13 (ET-0105-16) – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 23.5 acres from R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the development within the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise (description on file). SB/jvm/mcb (For possible action)
BCC 9/7/16

15. **TM-0111-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**
TENTATIVE MAP for a commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located at southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action) **BCC 9/7/16**
16. **TM-0112-16 - CFT LANDS, LLC, ET AL:**
TENTATIVE MAP consisting of 130 single family residential lots and common lots on 24.2 acres in an R-D (Suburban Estates Residential) (PUD) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise. SB/pb/ml (For possible action) **BCC 9/7/16**
17. **UC-0477-16 – LBUBS 2007-C6 ANNEX REO, LLC:**
USE PERMITS for the following: **1)** restaurants; **2)** on premises consumption of alcohol; **3)** alcohol sales, beer & wine (packaged only); **4)** alcohol sales, liquor (packaged only); **5)** arcade; **6)** art gallery studio; **7)** personal services (salon & spa); **8)** billiard hall; **9)** nightclub; **10)** pharmacy; **11)** photographic studio; **12)** sporting goods; **13)** outside dinning & cooking; **14)** food processing (bakery); **15)** convenience store; **16)** museum; and **17)** temporary outdoor commercial events in conjunction with an existing shopping center on 5.2 acres in an H-1 (Limited Resort and Apartment District) (AE-60) Zone within the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Robindale Road within Enterprise. SS/mk/mcb (For possible action) **BCC 9/7/16**
18. **UC-0488-16 – TEN15 BLUE DIAMOND DECATUR, LLC:**
USE PERMIT to reduce the separation of an outside dining area from a residential use.
DESIGN REVIEW for a commercial building with a drive-thru and outside dining within an existing shopping center on a portion of 2.0 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 500 feet east of Edmond Street within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/16**
19. **VS-0497-16 – CFT LANDS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and between La Baron Avenue (alignment) and Pyle Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action)
20. **WS-0501-16 – BLUE DIAMOND M-E, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between signs.
DESIGN REVIEW for a sign plan for a commercial development on approximately 28.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. SB/rk/ml (For possible action) **BCC 9/7/16**
21. **ZC-0498-16 – CFT LANDS, LLC, ET AL:**
ZONE CHANGE to reclassify 14.0 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential District) Zone; and reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential

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DON BURNETTE, County Manager

development.

USE PERMIT for a residential planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increased building height; and **3)** increased wall height.

DESIGN REVIEW for a single family residential development (northern portion of the site is in an R-2 zone while the southern portion of the site is in an R-D zone and part of a planned unit development (PUD)). Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 9/7/16**

22. **ZC-0433-16 – MOUNTAIN BLUE 12 IRR BUSINESS:**

ZONE CHANGE to reclassify a 6.4 acre portion of 12.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. **WAIVER OF DEVELOPMENT STANDARDS** to reduce the departure distance from An intersection to a driveway.

DESIGN REVIEW for a proposed shopping center on 6.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Pebble Road within Enterprise (description on file). SB/jt/raj (For possible action) **BCC 8/17/16**

PREVIOUS ACTION Enterprise TAB July 13, 2016: HELD to the July 27, 2016 Enterprise TAB meeting per request of applicant. (Not previously heard)
Enterprise TAB July 27, 2016: HELD to the August 10, 2016 Enterprise TAB meeting (Not previously heard)

VII. General Business

1. Update budget requests from 2015-2016 year. (for possible action)

VIII. Comments by the General Public – A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: August 31, 2016

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library, Einstein Bros. Bagels 3837 Blue Diamond Rd.
Enterprise Library 25 E. Shelbourne Ave. Whole Foods Market 6689 Las Vegas Blvd..
<https://notice.nv.gov/>

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